

MID AMERICA DRIVE
COUNCIL BLUFFS, IA 51501



1.58 OR 4.07+/- ACRES

Site Data

- Traffic Counts 77,000 VPD I-80/I-29
9,000 VPD S 24th St & 27th Ave
- 1st exit when entering into Iowa from Nebraska via I-80
- Excellent I-80 exposure
- 1 block North of I-80: Corner site
- Frontage road access
- Buyer to satisfy themselves of all utility locations, size and capacities.
- Opportunity Zone &
- Urban Revitalization Zone/ Opportunity Zone

***** Bare ground option is 1.58 Acres, bare lot plus current parking section is 4.07 Acres*****

Neighboring Businesses

- Horseshoe Casino
- Sapp Bros
- Bass Pro
- Mid America Center Arena
- Iowa West Field House
- AMC Cinema
- The Marketplace Shopping Center
- Tesla
- Lazydays RV's

Site Data

Zoning - Planned Commercial
Street Frontage - 228.41' or 508.30' Total
Topography - Cleared Open; Level

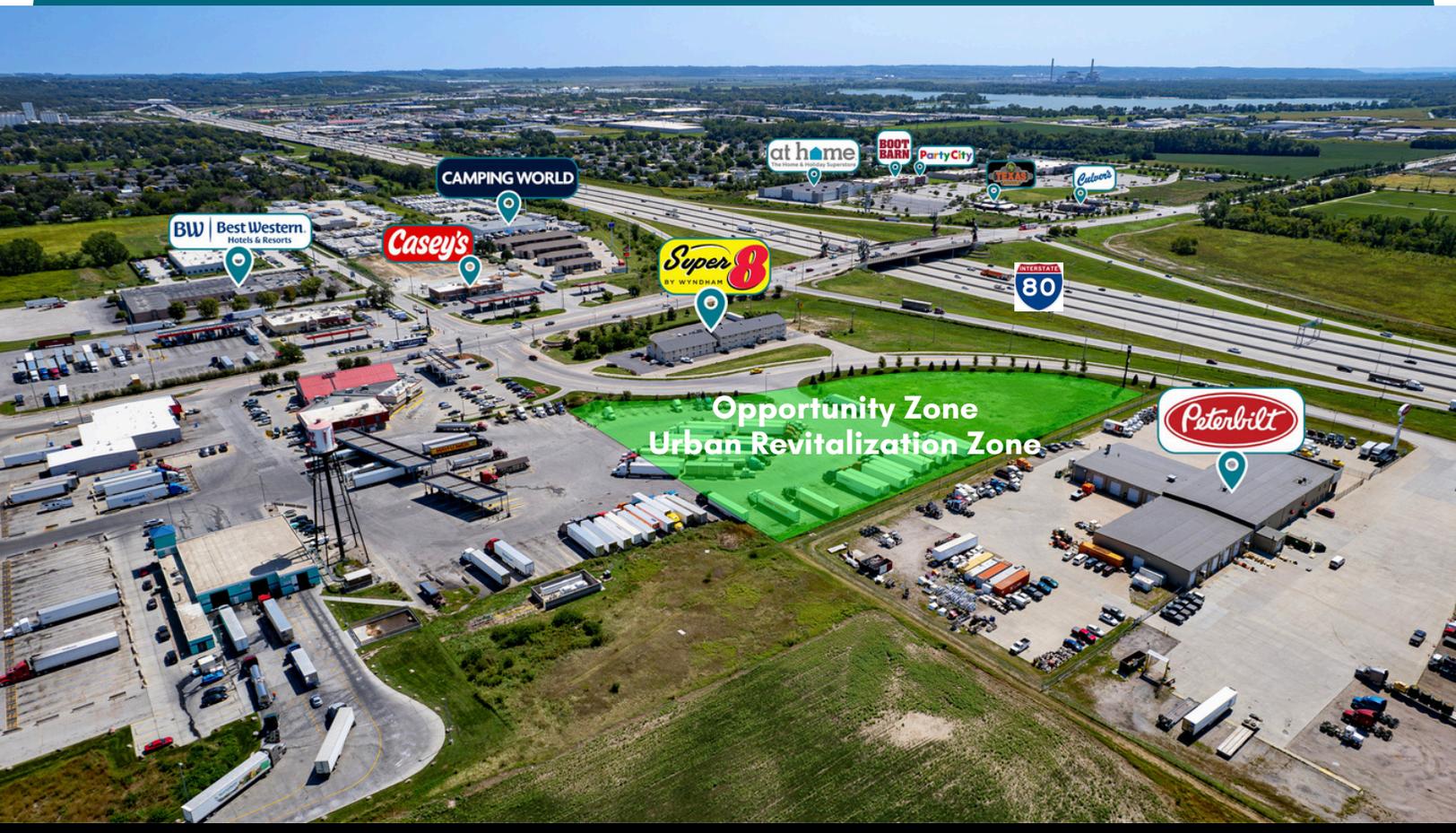
OFFERED AT
\$10 PSF
\$688,248 OR \$1,772,892

LANDMARK

TRAVEL DIST

DRIVE TIME

HENRY DOORLY ZOO	4.7 MILES	6 MINUTES
LAURITZEN GARDENS	4.3 MILES	7 MINUTES
CHI CONVENTION CENTER	4.6 MILES	7 MINUTES
CHARLES SCHWAB FIELD	5.2 MILES	7 MINUTES
OLD MARKET DISTRICT	4.9 MILES	7 MINUTES
HEARTLAND OF AMERICA PARK	4.6 MILES	8 MINUTES
EPPLEY INT'L AIRPORT	7.9 MILES	12 MINUTES



KEY FACTS

158,319

Population

33.6

Median Age

2.4

Average Household Size

\$57,865

Median Household Income

29,135

2023 Owner Occupied Housing Units (Esri)

33,707

2023 Renter Occupied Housing Units (Esri)

BUSINESS



5,920

Total Businesses



118,177

Total Employees

5 mile RADIUS



Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified.



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